

NEWFIELDS PLANNING BOARD MEETING  
December 16, 2010

Attendance: John Hayden, Michael Price, Jim Daley, Mark Bouzianis, Town Planner Clay Mitchell and Mike Todd. Absent from the meeting was Alternate Jeff Feenstra, Selectmen's Representative Michael Woodworth and Bill Meserve.

Chairman Hayden called the meeting to order at 7:00pm.

**Vienneau-Conservation Subdivision**

Jim presented the conservation easement that he sold to the US Department of Agriculture-Wetlands Reserve Program. He would like to propose subdividing one lot out of the non-conservation area. The lot would have shared driveway access. A similar lot existed on the original subdivision plan. Jim would like the Board's guidance before moving forward with having plans drawn up. He would rather not spend the extra money if the Board is not in favor of the subdivision. He would like a conditional approval.

Clay stated that the Board can recommend what they would like to see but they can't guarantee that the subdivision will be approved. Abutters and the public will need to be re-noticed for a public hearing on the new one lot subdivision. Clay added that in his opinion there were no regulations that stood in the way of approval and overall the subdivision is a dramatic low impact development.

John commented that he has no opposition to the plan. The proposal works within the realm of what would be allowed under the conservation subdivision regulations.

Clay said that the same lot has been reviewed on the original plans and the regulations support it. Conditional approval could be issued next month based on the prior plan and the formal survey could be completed afterwards.

The proposed lot does not have the required frontage and a waiver will need to be presented to the Board. Clay will assist Jim with preparing the waiver.

**Bill Davis-Map 202 Lot 8.23**

John Hayden stated that this is a preliminary non-binding discussion. He would be willing to recuse himself from discussion if Bill would prefer. Bill was okay with John participating tonight but would prefer that he step down when the formal plan is presented and voted on. John is not on the deed to the abutting land but he does have a direct interest because his mother owns the property.

Wayne Morrill from Jones & Beach Engineering was in attendance and said that he and Bill are looking for guidance from the Board. They presented two plans. One shows an office building with parking in the front and the other with parking in the back. They would like to know which plan the Board prefers. Wayne said that from an engineering standpoint, where the building sits influences where the septic can be located. The plan

with the building in the front would be more compliant with the regulations. The other plan would need several variances and/or waivers. The driveway location has not changed. The proposed building would be 3,630 square feet of retail/office space and would be the second building on lot 8.23. The post office is located across the street on lot 8.23. The tests pits have been done and they meet state standards but not the town standards.

Mark Bouzianis commented that he would prefer to give a waiver for a setback and have the building up front and parking in the back.

Mike Todd noted that the 4k area is an irregular shape. The applicant will look at changing the location of the building and making the 4k area more regular.

The seasonal high water table is 18-20 inches in that area which meets the state criteria but not the towns. Because of the water table there would be a raised mound in front of the building.

Bill Davis commented that with both conceptual plans the front of the building would face Route 85.

Mike Price noted that access could be problematic with the parking in the front. Wayne said he could change the entrance to the lot to allow for more area to turn in.

A retail/office building is a low traffic generator with fewer than 100 trips per day according to Wayne.

Mike Todd commented that he sees options that don't need waivers and he would prefer the applicant move in that direction. The applicant should ask for as few waivers as possible.

A motion was made by Mark Bouzianis and seconded by Jim Daley to approve the November minutes with minor changes. All were in favor and the motion carried.

A motion was made by Mike Todd and seconded by Mark Bouzianis to continue the Vienneau hearing until next month. All were in favor and the motion carried.

Clay reported that he has been busy working with the Energy Committee and Police Department Expansion Committee. The Energy Committee held an informational public hearing on the PACE loan program and they plan to present a warrant article for a town vote. The Police Department Expansion Committee is deciding whether or not to move forward with a warrant article for a new police station or a warrant article to appropriate money for a future police station.

Clay does plan to re-visit the subject of commercial development on Route 108 in the next couple of months.

A motion was made by James Daley and seconded by Mike Todd to adjourn the meeting.  
All were in favor and the meeting adjourned at 8:05pm

Respectfully submitted,  
Sue McKinnon